

PLAT BOOK 65 PAGE 101

SHEET 1 OF 3 SHEETS

REDUS FLORIDA LAND, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: REDUS PROPERTIES, INC., ITS MEMBER AND A DELAWARE CORPORATION

BY: Sarah Wicker
SARAH WICKER – VICE PRESIDENT

WITNESS: Kimberly Virginia Strickland
Kimberly Virginia Strickland
 TYPE OR PRINT NAME

WITNESS: Christopher M Ward
CHRISTOPHER M WARD
 TYPE OR PRINT NAME

KB HOME JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: 
JOHN D. MORAN, EXECUTIVE VICE PRESIDENT OF KB
HOME JACKSONVILLE LLC

WITNESS: Chad M. Ward
CHRISTOPHER M WARD
 TYPE OR PRINT NAME

WITNESS: [Signature]
Andrew T. Noyes
TYPE OR PRINT NAME

NOTARY FOR REDUS FLORIDA LAND, LLC
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF 11/14, 2010, BY SARAH WICKER, THE VICE-PRESIDENT OF REDUS PROPERTIES, INC., A DELAWARE CORPORATION, THE SOLE MEMBER OF REDUS FLORIDA LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY. SHE IS X PERSONALLY KNOWN TO ME OR _____ HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME ALAN S. V. ZINN, STRICKLAND

MY COMMISSION EXPIRES: March 30, 2014

NOTARY FOR KB HOME JACKSONVILLE LLC
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF May, 2010 BY JOHN D. MORAN, EXECUTIVE VICE-PRESIDENT OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF KB HOME JACKSONVILLE LLC, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: August 31, 2012

THIS IS TO CERTIFY THAT REDUS FLORIDA LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, (HEREINAFTER, COLLECTIVELY THE "OWNERS") UNDER THE LAWS OF THE STATE OF FLORIDA, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS WESTLAND OAKS UNIT TWO REPLAT, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, (EXCEPT JEA-E, AND JEA-E-E. EASEMENTS WHICH ARE IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA), ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVEL, ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS, PARKWAYS, LANES AND COURTS HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID ROADS, PARKWAYS, LANES AND COURTS FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITHOUT LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE ITS SUCCESSORS AND ASSIGNS.

2) THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE "OWNERS", ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE "OWNERS", ITS SUCCESSORS AND ASSIGNS, THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE "OWNERS", "ABUTTING OWNERS", OR ANY, OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL OF THE WATER LEVEL. IN THE EVENT OF ANY DAMAGE TO OR DESTRUCTION OF THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, THE CITY OF JACKSONVILLE SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM ANY AND ALL ADEQUATE DRAINAGE. THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON OR PROPPY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM, UNDER OR NEAR THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR TWO. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND ITS ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, LAKE MAINTENANCE EASEMENTS AND ALSO OVER ALL OF THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA-E-E," ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED, HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS, WATER AND SEWER UTILITIES WITHIN ROADS AND UNOBTSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY DEDICATED TO JEA.

IN WITNESS WHEREOF, REDUS FLORIDA LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
THIS 16 DAY OF MAY, 2010

[illegible]

THE LANDS THUS DESCRIBED, CONTAINS 273,240 sq. ft. 6.27 acres MORE OR LESS, IN AREA.

[illegible]

THE LANDS THUS DESCRIBED, CONTAINS 112,180 sq. ft. 2.57 acres MORE OR LESS, IN AREA.

A PORTION OF WESTLAND OAKS UNIT TWO FUTURE DEVELOPMENT TRACT "G" AS RECORDED IN PLAT BOOK 65, PAGES 40 THROUGH 49 IN THE CITY OF JACKSONVILLE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST WESTERLY CORNER OF LOT 255, WESTLAND OAKS UNIT ONE, SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 62, PAGES 181 THROUGH 190 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 57°49'33" WEST, ALONG NORTH-EASTERLY LINES OF LOTS 243 AND 244 OF SAID WESTLAND OAKS UNIT ONE, A DISTANCE OF 70.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 330.00 FEET; THENCE NORTH-WESTERLY ALONG SAID CURVE, A DISTANCE OF 104.02 FEET TO THE POINT LYING ON THE EASTERN RIGHT OF WAY OF WESTLAND OAKS UNIT ONE, AN ARC DISTANCE OF 99.38 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°15'56" WEST, 99.00 FEET; THENCE SOUTH 49°25'41" WEST, ALONG THE WESTERLY LINE OF SAID LOT 245, A DISTANCE OF 9.86 FEET TO THE POINT LYING ON THE EASTERN RIGHT OF WAY OF SAID WESTLAND OAKS UNIT ONE, A DISTANCE OF 104.02 FEET TO A POINT LYING ON THE EASTERN RIGHT OF WAY OF SAID WESTLAND OAKS DRIVE, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, SAID POINT ALSO LYING IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 330.00 FEET; THENCE SOUTH 49°25'41" WEST, ALONG SAID CURVE, AND ALONG SAID EASTERLY RIGHT OF WAY OF WESTLAND OAKS DRIVE, AN ARC DISTANCE OF 43.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°17'20" WEST, 43.74 FEET; THENCE NORTH-EASTERLY, DEPARTING SAID RIGHT OF WAY OF WESTLAND OAKS DRIVE, AND ALONG THE SOUTHERLY RIGHT OF WAY OF STEVENSON WAY, A 50 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED, AN ARC DISTANCE OF 116.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°06'44" EAST, 36.41 FEET; THENCE SOUTH 89°09'14" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY OF STEVENSON WAY, A DISTANCE OF 116.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, ALONG THE ARC OF SAID CURVE, AND ALONG SAID RIGHT OF WAY OF STEVENSON WAY, AN ARC DISTANCE OF 82.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°29'23" EAST, 81.00 FEET; THENCE SOUTH 57°49'33" EAST, ALONG SAID RIGHT OF WAY OF STEVENSON WAY, A DISTANCE OF 180.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 253, SAID WESTLAND OAKS UNIT ONE; THENCE SOUTH 32°10'27" WEST, DEPARTING SAID RIGHT OF WAY, AND ALONG THE WESTERLY LINES OF LOTS 253 THROUGH 255 OF SAID WESTLAND OAKS UNIT ONE, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 63,095 sq. ft. 1.45 acres MORE OR LESS, IN AREA.

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 4
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2006-050 CITY DEV. NO. 4012.020

WESTLAND OAKS UNIT TWO REPLAT

A PORTION OF "WESTLAND OAKS UNIT TWO REPLAT OF FUTURE DEVELOPMENT TRACT B",
AS RECORDED IN PLAT BOOK 65, PAGES 59 THROUGH 61 OF THE CURRENT PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA, AND TRACTS D, E, AND G OF "WESTLAND OAKS UNIT TWO"
AS RECORDED IN PLAT BOOK 65, PAGES 40 THROUGH 49 OF THE
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

GENERAL NOTES

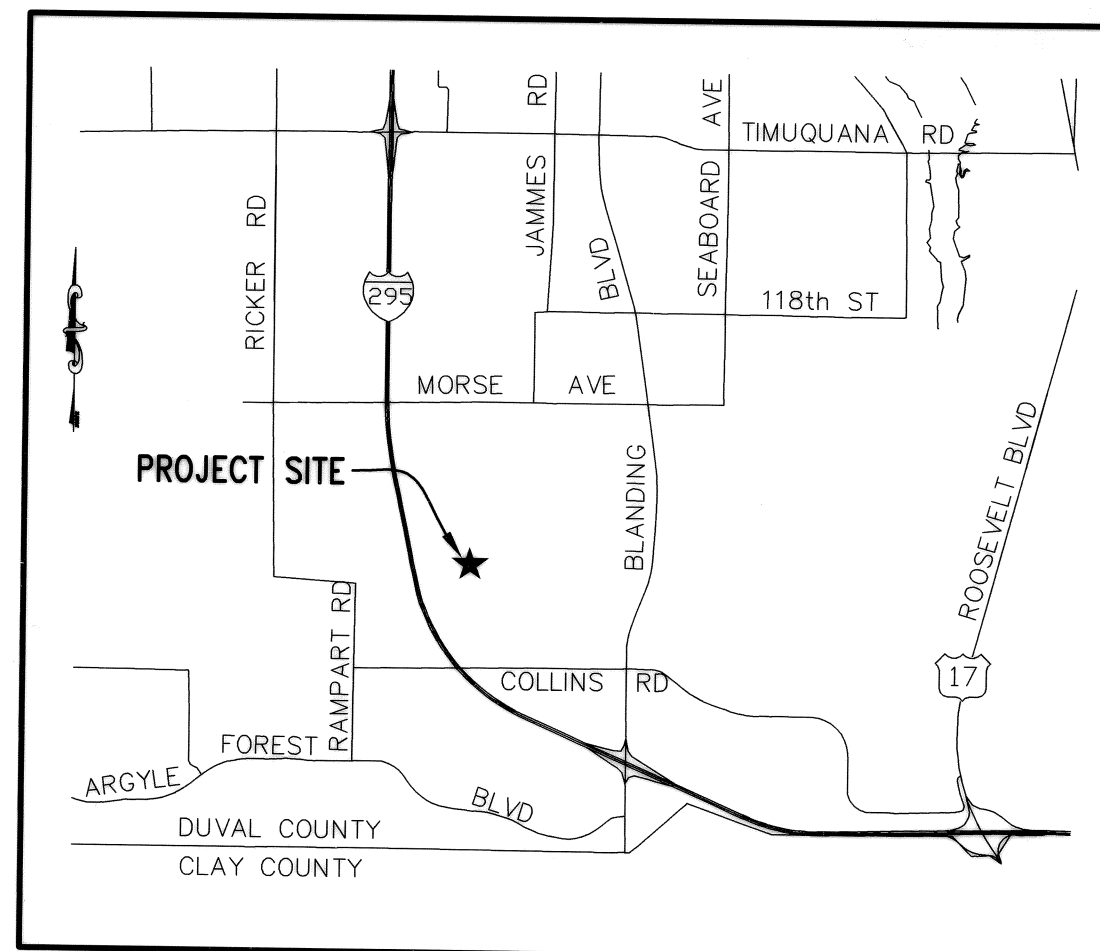
1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL MONUMENTATION. COORDINATES PUBLISHED TO BE ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. SURVEY FEET AND ARE REFERENCED TO THE EASTERLY LINE OF BLOCK 3 JACKSONVILLE HEIGHTS AS BEING NORTH 01°29'51" EAST.
2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
4. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
5. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
6. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
7. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
8. "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA, THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
9. "JEA-E.E." DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
10. THE STORMWATER LAKES/PONDS (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
11. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X"(UNSHADED), AND "AO" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY NUMBER: 120077, PANEL 0150 SUFFIX E REVISION DATE JUNE 16, 1999.
12. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS VALID ONLY FOR THE DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, JACKSONVILLE, FLORIDA.
13. (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO DRAINAGE EASEMENTS.
14. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
15. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
16. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
17. LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
18. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS SHOWN ON THIS PLAT WITHOUT THE APPROVAL OF THIS COUNTY. AND/OR ANY OTHER FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE JURISDICTIONAL WETLAND LINE SHOWN HEREON MAY BE SUPERSEDED AND REDEFINED AT ANY TIME, BY THE APPROPRIATE AGENCY(ies).

THE FOLLOWING EASEMENTS AND ENCUMBRANCES AFFECT THE PROPERTY AS REFLECTED IN THAT CERTAIN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT DATED MAY 11, 2010 AGENT FILE NUMBER 10-0166:

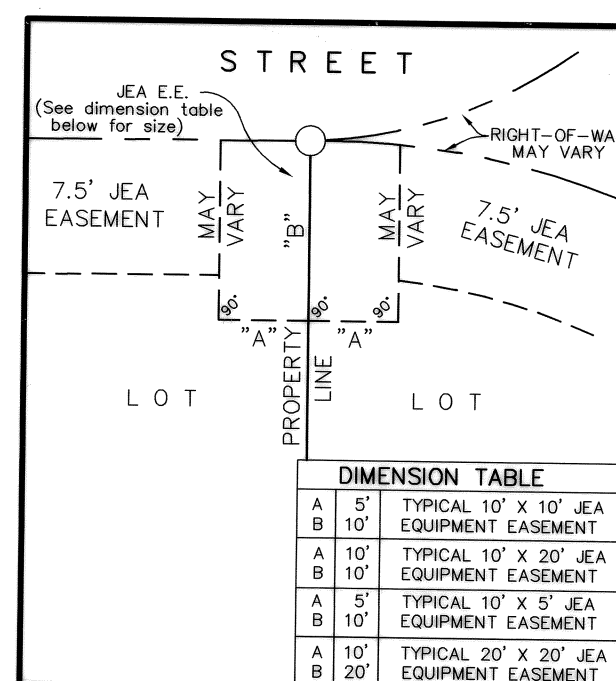
1. Reciprocal Easement Agreement recorded in Book 7899, Page 1069 and Certificate Regarding Reciprocal Easement Agreement in Book 9680 Page 1076, and Easement Modification Agreement in Book 8612 Page 32 and release and Indemnity Agreement in Book 14823 Page 1078.
2. Easement recorded in Book 9744 page 1636
3. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 13663 Page 1684, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Said Declaration has been modified by instrument(s) recorded as follows: Book 13707 Page 2198, Book 14008 Page 1046, Book 14378 Page 219, Book 14823 Page 1094, and Book 15017 Page 1222.

ABBREVIATIONS/LEGEND

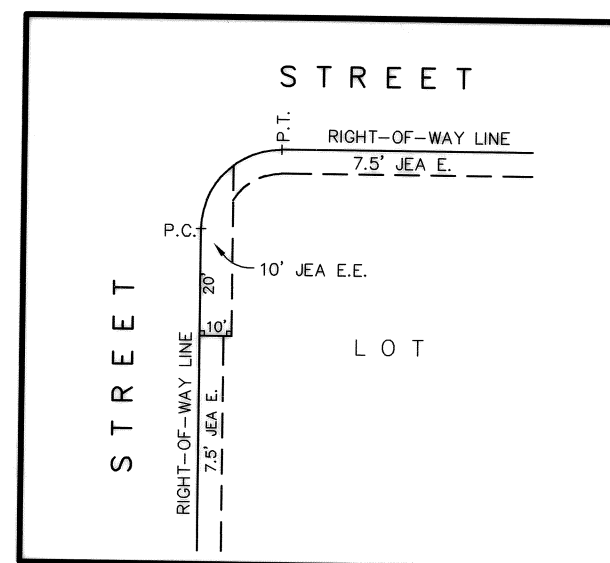
- DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 6661" UNLESS OTHERWISE INDICATED).
- DENOTES PERMANENT CONTROL POINT SET (NAIL AND DISK LABELED "LB 3857", UNLESS OTHERWISE INDICATED).
- DENOTES PERMANENT CONTROL POINT FOUND (NAIL AND DISK LABELED "LB 6661", UNLESS OTHERWISE INDICATED).
- CB9 DENOTES TABULATED CURVE DATA DESIGNATION
- C DENOTES CENTERLINE
- JEA E DENOTES JEA EASEMENT
- JEA E.E. DENOTES JEA EQUIPMENT EASEMENT
- L9 DENOTES TABULATED LINE DATA DESIGNATION
- LB DENOTES LICENSED BUSINESS
- NO DENOTES NUMBER
- O.R.B. OFFICIAL RECORDS BOOK
- P.C. DENOTES POINT OF CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE
- P.C.P. DENOTES PERMANENT CONTROL POINT
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- P.T. DENOTES POINT OF TANGENCY
- R+ DENOTES RADIAL LINE, WHEN SO INDICATED
- (R) DENOTES RADIAL LINE, WHEN SO INDICATED
- RD DENOTES ROAD
- R.P. DENOTES RADIUS POINT
- T.O.B. DENOTES TOP OF BANK



VICINITY MAP
(Not To Scale)



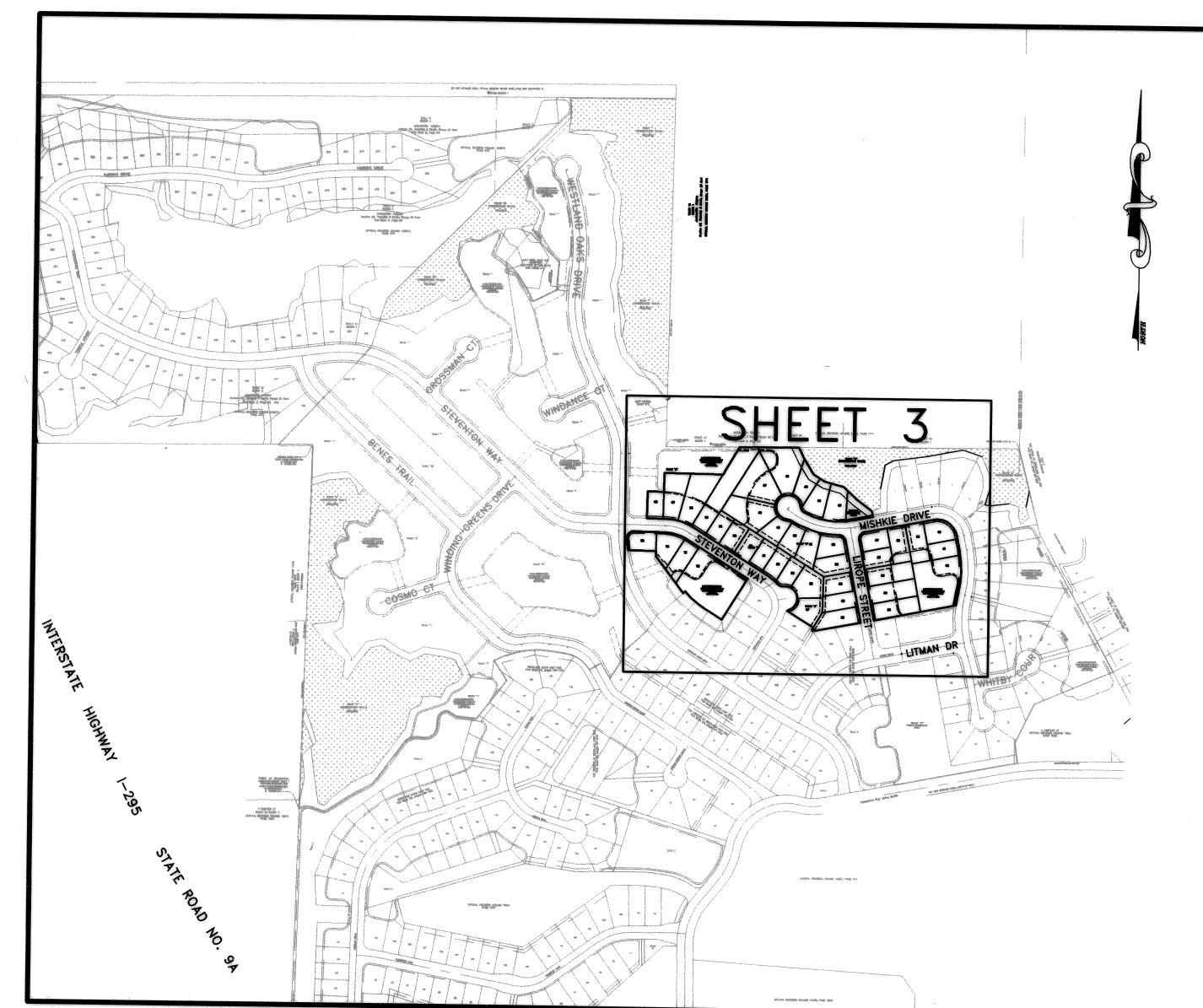
JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)

PLAT BOOK **65** PAGE **102**

SHEET 2 OF 3 SHEETS



KEY MAP
(1"=400')

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE THIS 7TH DAY OF JUNE, 2010.

JOE W. DUNCAN, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2010130746

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 65 PAGES 101-103 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 8 DAY OF JUNE, 2010.

JIM E. FULLER
JIM E. FULLER, CLERK OF THE CIRCUIT COURTS
JUAN MARSHALL
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 9TH DAY OF JUNE, 2010.

W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 3398

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THIS PLAT IS TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 81G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 651.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE.

CERTIFIED THIS 26TH DAY OF MAY, 2010.

MICHAEL A. GARRETT
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 6643
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 4
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

WESTLAND OAKS UNIT TWO REPLAT

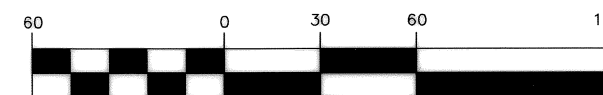
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CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **65** PAGE **63**

SHEET 3 OF 3 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

OFFICIAL RECORDS VOLUME 12831, PAGE 1771

STATE PLANE COORDINATES

N 2137655.1868

E 419149.9602

POINT OF BEGINNING

PARCEL "A"

N.W.1/4 CORNER, TRACT "A",

WESTLAND OAKS UNIT TWO,

P.B. 65, PGS 40-49

LINE	LENGTH	BEARING
L1	50.81	S25°57'56"E
L2	62.30	S30°56'01"E
L3	49.05	S59°05'43"E
L4	72.28	S74°09'29"E
L5	63.95	S47°04'33"E
L6	74.17	S53°29'22"E
L7	21.74	S10°52'21"E
L8	6.27	N33°20'36"W
L9	8.31	N32°10'27"E
L10	54.08	S10°52'21"E
L11	8.66	S49°25'41"W
L12	28.13	N00°50'46"E
L13	6.41	N89°09'14"W
L14	30.00	N79°07'39"E
L15	34.00	N79°07'39"E
L16	33.08	N79°07'39"E
L17	5.00	S76°43'32"E
L18	5.00	S76°43'32"E
L19	10.00	N52°17'25"E
L20	31.56	S37°42'35"E
L21	5.25	N89°58'10"E
L22	50.67	S37°42'35"E
L23	18.94	S57°55'23"E
L24	6.37	N32°04'37"E
L25	6.33	S32°04'37"E
L26	63.84	S25°57'56"E
L27	69.65	S30°56'01"E
L28	58.62	S59°05'43"E
L29	69.55	S74°09'29"E
L30	59.33	S47°04'33"E
L31	73.03	S53°29'22"E
L32	20.12	N79°13'29"E

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	187.81	275.00	N81°17'49"W	184.28	39°09'05"
C2	26.48	25.00	N32°11'18"W	24.39	58°27'55"
C3	208.64	45.00	S43°51'14"W	66.01	265°38'50"
C4	13.86	25.00	S73°05'11"E	13.68	31°45'59"
C5	186.10	325.00	S73°36'28"E	183.57	32°48'33"
C6	34.43	25.00	S80°33'11"E	31.78	78°53'07"
C7	8.88	25.00	N84°46'56"E	8.86	15°46'17"
C8	134.29	45.00	N12°49'18"W	89.72	170°58'42"
C9	29.20	25.00	N69°26'44"W	24.15	57°45'48"
C10	37.70	125.00	N49°11'14"W	37.66	17°15'46"
C11	109.36	200.00	N73°29'23"W	108.00	31°19'41"
C12	39.37	25.00	N34°01'01"E	35.42	90°13'71"
C13	117.61	75.00	S55°52'21"E	108.07	90°00'00"
C14	158.04	375.00	S01°12'03"W	156.87	24°08'49"
C15	45.59	425.00	S10°12'05"W	45.56	6°08'44"
C16	99.38	330.00	N48°11'58"W	99.00	17°15'14"
C17	43.25	470.00	N05°17'20"W	43.74	5°20'02"
C18	40.78	25.00	N44°06'44"E	36.41	93°28'06"
C19	82.02	150.00	S73°29'23"E	81.00	31°19'41"
C20	28.30	275.00	S82°04'33"W	28.29	5°33'48"
C21	86.32	275.00	N85°59'01"W	85.08	7°59'02"
C22	73.29	275.00	N89°21'23"W	73.08	15°16'14"
C23	17.32	25.00	N41°52'20"W	16.88	39°41'52"
C24	8.16	25.00	N12°40'22"W	8.12	8°42'03"
C25	54.27	45.00	N37°52'13"W	51.04	89°05'45"
C26	35.95	45.00	S84°41'46"W	35.00	45°46'15"
C27	39.71	45.00	S36°31'58"W	38.43	50°33'21"
C28	39.71	45.00	S14°01'23"E	38.43	50°33'21"
C29	39.01	45.00	S84°08'07"E	37.80	49°40'07"
C30	5.81	325.00	S57°43'26"E	5.81	1°02'30"
C31	56.59	325.00	S63°14'00"E	56.52	6°58'38"
C32	56.59	325.00	S72°12'38"E	56.52	6°58'38"
C33	67.01	325.00	S84°08'21"E	66.89	11°48'48"
C34	58.35	45.00	N35°31'10"E	54.35	74°17'50"
C35	49.57	45.00	N33°11'22"W	47.11	83°07'14"
C36	26.36	45.00	N81°31'48"W	26.08	33°33'39"
C37	11.84	125.00	N43°11'34"W	11.54	57°26'26"
C38	26.16	125.00	N51°49'57"W	26.11	11°59'21"
C39	8.53	200.00	N59°02'49"W	8.52	2°26'32"
C40	55.04	200.00	N68°09'06"W	54.87	15°46'03"
C41	45.79	200.00	N82°35'40"W	45.69	13°07'06"
C42	15.93	375.00	S08°39'21"E	15.92	2°26'00"
C43	142.11	375.00	S02°26'03"W	141.27	21°42'48"
C44	79.08	150.00	S74°04'33"E	78.15	30°12'01"
C45	2.96	150.00	S57°49'33"E	2.96	1°07'51"

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C46	47.12	30.00	S45°30'48"E	42.43	90°00'00"
C47	35.28	30.00	S33°09'30"W	33.27	67°20'35"
C48	13.14	150.00	S84°19'13"W	13.14	5°01'09"
C49	120.34	150.00	S38°49'38"W	117.14	45°58'02"
C50	54.53	150.00	S03°44'51"E	54.22	20°48'40"
C51	24.21	30.00	S08°57'28"W	23.56	48°14'18"
C52	8.00	295.00	N58°41'59"W	8.00	1°30'13"
C53	80.65	295.00	N67°16'33"W	80.40	12°39'53"
C54	72.15	295.00	N82°08'51"W	71.97	14°00'44"
C55	17.57	30.00	N72°22'30"W	17.32	33°33'28"
C56	28.04	40.00	N30°57'14"W	27.47	40°09'48"
C57	22.59	40.00	N24°16'59"E	22.28	32°21'08"
C58	27.01	40.00	N59°47'11"E	26.50	38°40'56"
C59	22.85	30.00	S79°14'50"E	22.11	43°15'03"
C60	24.48	30.00	S34°14'50"E	23.80	48°44'57"
C61	31.42	20.00	S55°29'21"E	28.28	90°00'00"
C62	56.63	30.00	S46°47'48"E	48.59	108°09'06"
C63	24.71	370.00	S09°11'33"W	24.71	3°49'36"
C64	28.00	430.00	S09°32'35"W	28.00	2°43'52"
C65	8.02	30.00	S13°29'40"W	8.01	11°30'03"
C66	41.26	30.00	N82°40'39"E	36.08	78°47'57"
C67	31.42	20.00	N77°04'37"E	28.28	90°00'00"
C68	47.12	30.00	N77°04'37"E	42.43	90°00'00"

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C69	266.81	300.00	S75°29'27"E	257.83	50°33'59"
C70	16.12	300.00	N80°40'01"E	16.12	3°04'45"
C71	157.08	100.00	S55°52'21"E	141.42	80°00'00"
C72	168.58	400.00	S01°12'03"W	167.33	24°08'49"
C73	76.54	100.00	N51°19'06"W	76.54	45°00'10"
C74	95.69	175.00	N73°29'23"W	94.50	31°19'41"
C75	371.57	500.00	S20°20'46"E	363.08	42°34'45"
C76	110.35	250.00	N11°47'57"W	109.48	28°17'27"

POINT OF BEGINNING

PARCEL "C"

MOST WLY CORNER, LOT 255,

WESTLAND OAKS UNIT ONE,

P.B. 62, PGS 181-190

STATE PLANE COORDINATES

N 2137014.6372

E 418870.3546

POINT OF BEGINNING

PARCEL "B"

N.W.1/4 CORNER, LOT 225,

WESTLAND OAKS UNIT ONE,

P.B. 62, PGS 181-190

STATE PLANE COORDINATES

N 2137020.9027

E 419433.6921

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